

WINDCREST FARMS 3

9300 & 9308 Old Bardstown Rd,
10311R & 10313 Thixton Ln.
#24-ZONE-0088

LD&T MEETING
DECEMBER 12, 2024



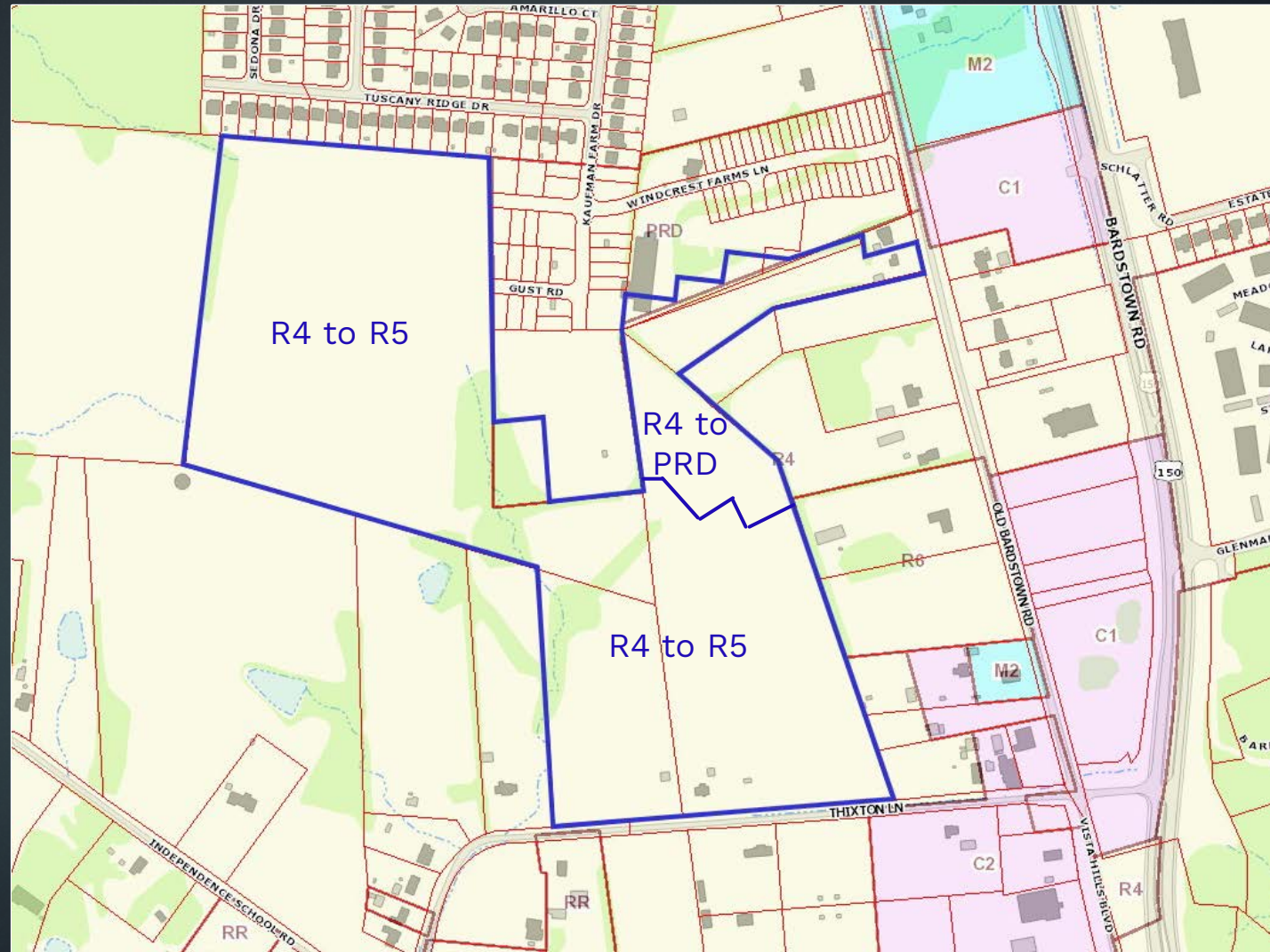
MINDEL SCOTT



ZONING MAP

Jefferson Zoning-General

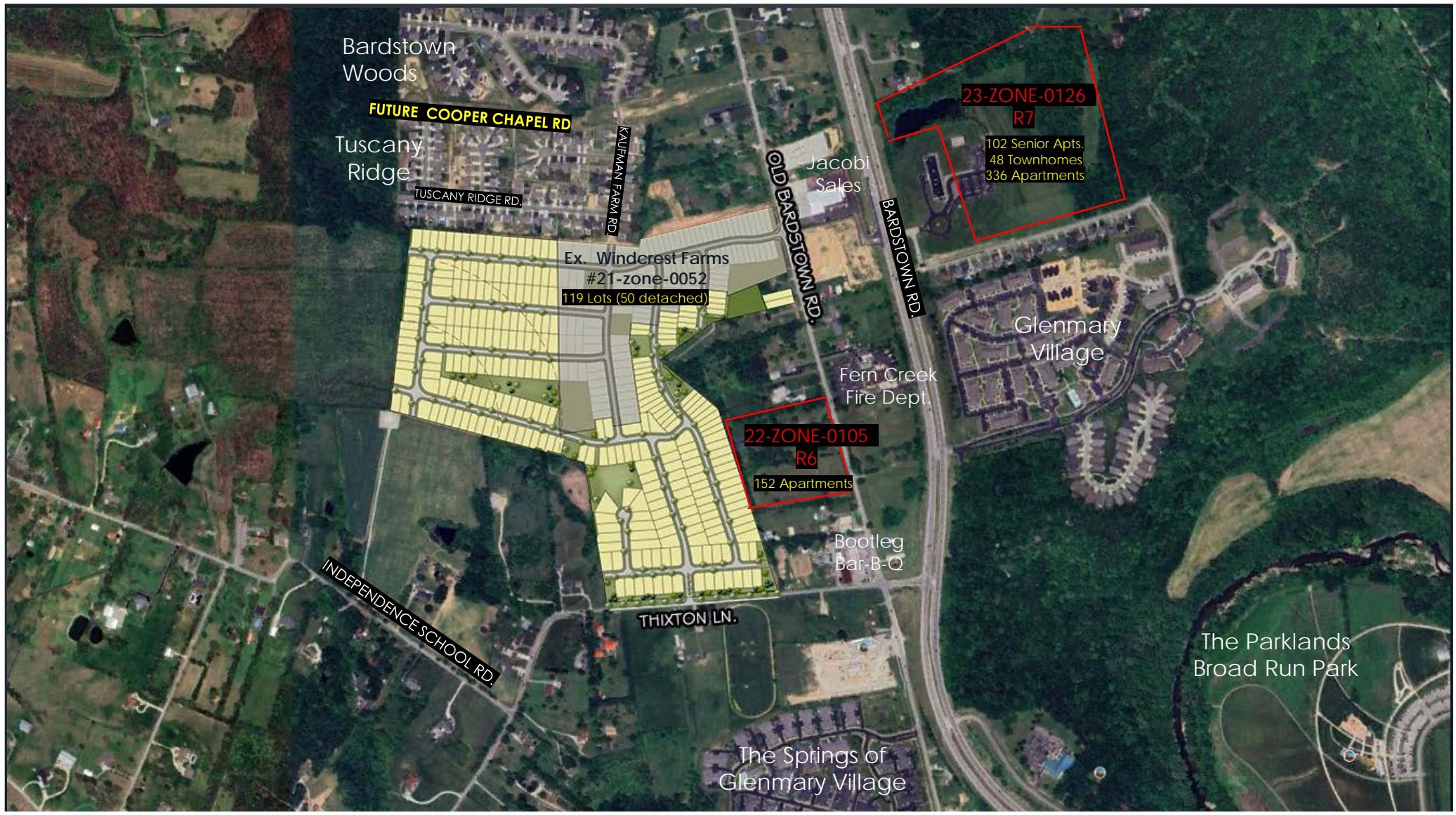
-  Commercial/Industrial
-  Industrial Only
-  Business/Office
-  Residential
-  Special



VICINITY MAP

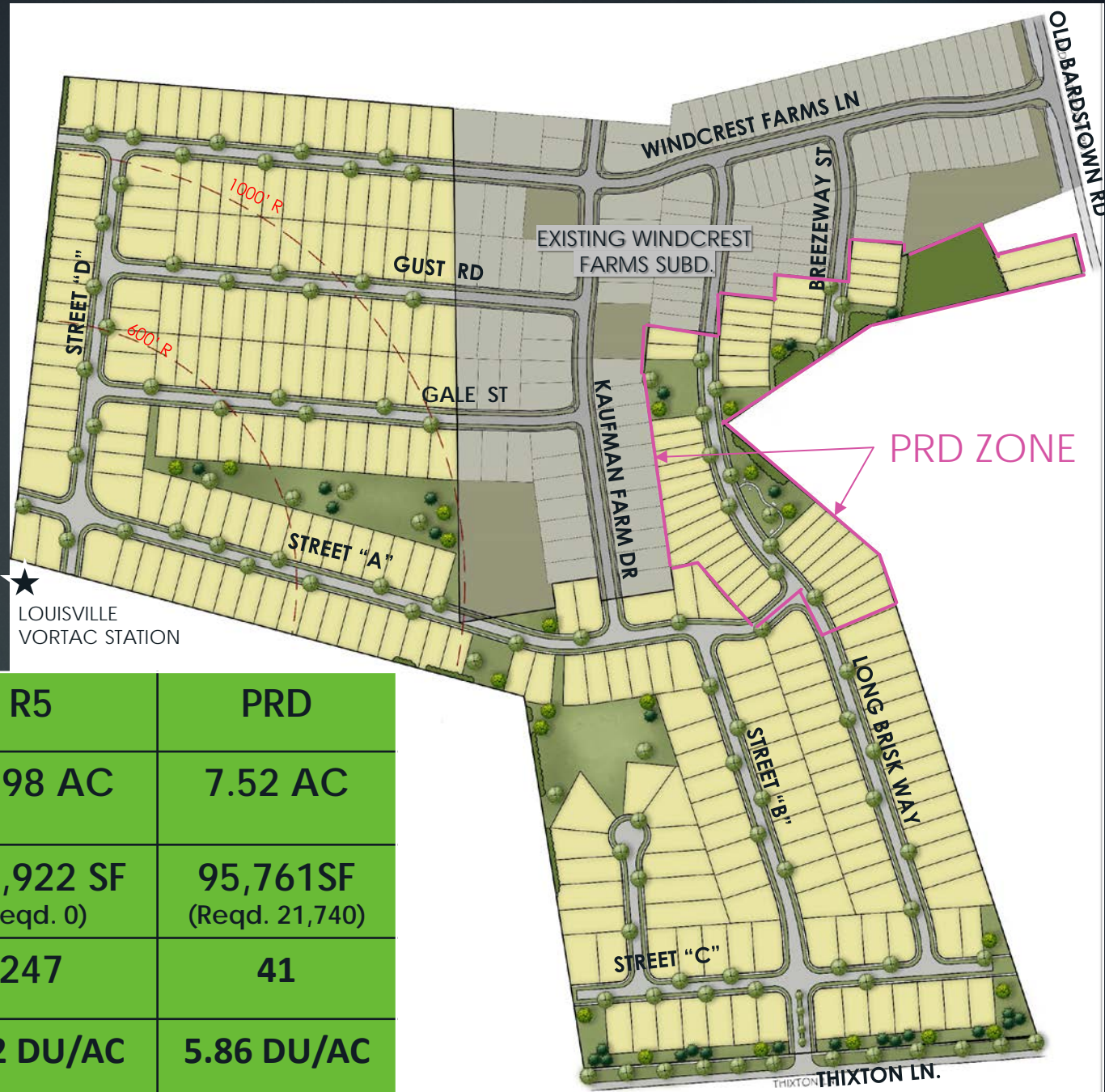


APPROVED AREA DEVELOPMENT



SITE PLAN: WINDCREST FARMS SECTION 3

(SUBDIVISION WITH NO
WAIVER OR VARIANCE
REQUESTS)



PROPOSED ZONING	R5	PRD
SITE AREA (GROSS 64.11 AC NET 50.60 AC)	43.98 AC	7.52 AC
OPEN SPACE PROVIDED	220,922 SF (Reqd. 0)	95,761SF (Reqd. 21,740)
NUMBER OF LOTS (288 TOTAL)	247	41
NET DENSITY (MAX ALLOWED 7.26)	5.62 DU/AC	5.86 DU/AC

Neighborhood Form District

"Predominantly residential uses that vary from lot to high density" - Medium Density Residential = 5-12 DU/AC

- Proposed 5.62-5.86 DU/AC

Diverse housing types

- Mix of detached and semi-attached single-family homes

Connectivity and accessibility

- Extends 6 existing roads
- Creates 5 connections

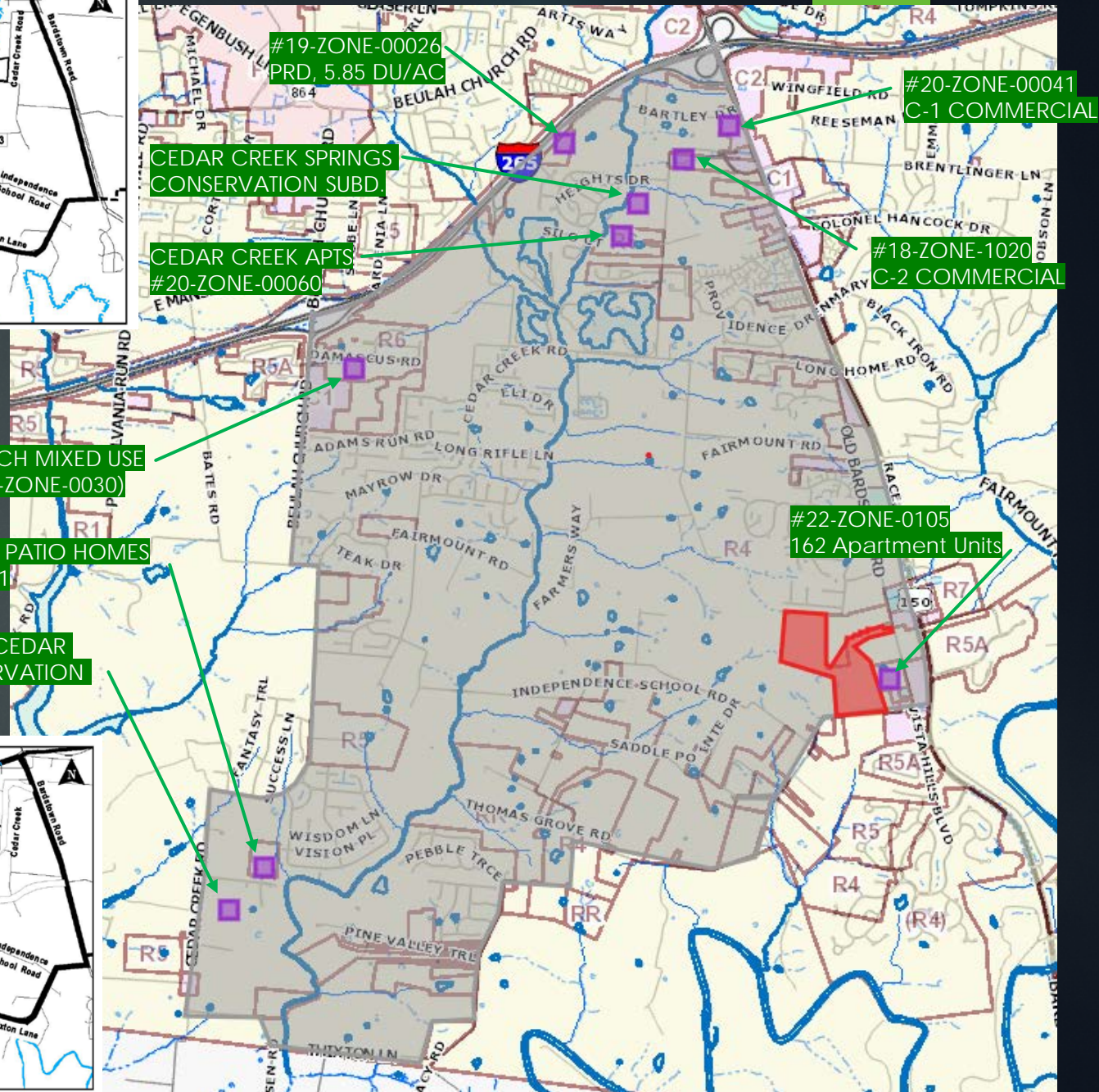
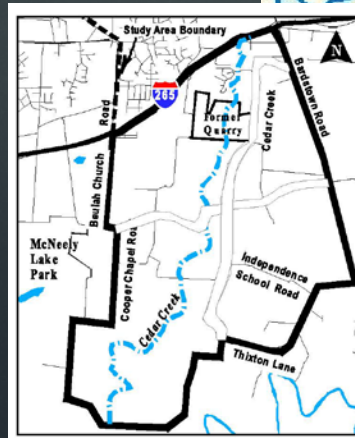
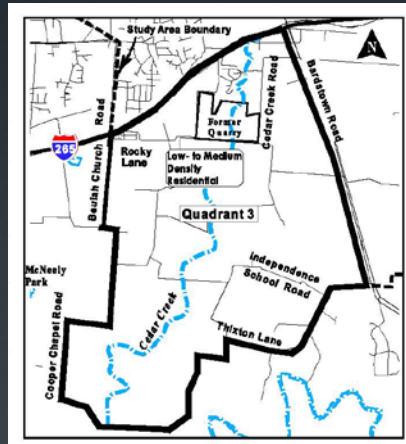
Fern Creek Small Area Study

- East-West Corridor: 2028 estimated construction of Cooper Chapel Rd
- Quadrant III – low to medium residential
- Preserve Rural -2nd study recommended to address issues



FERN CREEK SMALL AREA STUDY - QUADRANT III

- Land use
Recommendation – low to medium residential
- Preserve the Rural landscape - 2nd study recommended to address variables and issues (none found)
- East-West Corridor: 2028 estimated construction of Cooper Chapel Rd



SIMILAR: 2-UNIT ATTACHED BUILDING



SAMPLE HOMES FOR 50' & 60' WIDE LOTS:

MAPLE STREET COLLECTION



MODERN FARMHOUSE



*MODERN FARMHOUSE
w/ BRICK*



*MODERN FARMHOUSE
w/ PORCH*



*MODERN FARMHOUSE
w/ PORCH w/ BRICK*



URBAN MODERN



URBAN MODERN w/ BRICK

SAMPLE HOMES FOR 50' & 60' WIDE LOTS:

MAPLE STREET COLLECTION



WESTERN CRAFTSMAN



WESTERN CRAFTSMAN w/ BRICK



WESTERN CRAFTSMAN w/ PORCH



*WESTERN CRAFTSMAN
w/ PORCH w/ BRICK*



MODERN FARMHOUSE



MODERN FARMHOUSE w/ BRICK

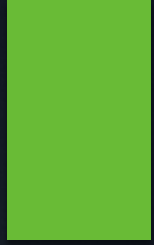
QUESTIONS?



THANK YOU!



MINDEL SCOTT



SITE PLAN: WINDCREST FARMS 3

